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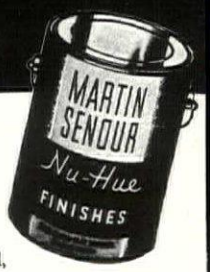

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The President's Message

DAMPPROOFING FOUNDATION WALLS

In all foundations footings should be widened and proportioned in accordance with the bearing capacity of the ground, in order to spread the weight of the building evenly and prevent settling and consequent cracking. A good materials for footings is concrete. The foundation wall, extending from the footings to the finished level of the ground, may be of brick, stone, or concrete. Brick is suitable for dry soil. Rubble stone, solidly laid up in cement mortar, makes a good foundation wall.

To avoid dampness in the basement, two or more coats of asphalt should be applied to the outside of the foundation walls and carried all the way to the bottom of the footings. Plastering with cement also is of service. A trench alongside of the foundation wall, filled with gravel, topped with cement, and provided with a drain at the bottom, is usually found to be the most efficient way to secure a basement free from dampness.

FIRE-RESISTING CONSTRUCTION

Outside walls may be constructed wholly of wood, wholly of masonry, or of a combination of both. The principal difference between wooden frame buildings and others, excepting fireproof buildings, is in the material used for outside walls. Inside partitions and floors are nearly always framed of wood. An important precaution in connection with framed walls and partitions, one usually not needed because it adds a bit to the cost, is the matter of fire stopping. As usually framed, the space between vertical supports or studs is left entirely open and unobstructed, like chimney flues. In case of fire in the basement, sparks travel up between studs, carrying the flames to the attic. The natural thing to do, then, is to stop the spaces between studs and floor joists in some manner, preferably with brick or tile laid in mortar. The spaces between the ends of the first floor joists and beams supporting the joists should be filled in the same way. Floor joists and studs should be kept at least two inches away from smoke flues and fireplaces. The space between the timbers and flues should be filled with mortar or mineral wool. Such construction will not only prevent the spread of flame but will also obstruct the passage of mice or other vermin.

THE CHOICE OF MATERIALS

The material for the exterior of a home determines its design to a considerable extent. It is therefore important to decide early the kind of materials to be used. Shall it be wood, stucco, hollow tile, concrete, brick, or stone? Cost, availability and personal taste enter here and should govern.

Wood is the least costly. Stucco on wood frame comes next, with brick veneer following. Hollow tile and concrete are about as costly as brick, while stone is the most expensive, though its cost varies greatly according to the finish and the nearness of the quarry.

John D. Battey

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TABLE OF CONTENTS

President's Message 6
Many Pitfalls for Builders 8
November Meeting in Durham Area 9
AGC Members at Board Meeting 9
Producers' Council Sponsors Seminar 9
Listing Prohibited 9
AGC Members Hold Open House 10-11
Government Attitude Toward City Renewal 12-13
New Building for Standard Overall Building 14-15-16-17-18
Giotto's O 19
Pepsi-Cola Company's New Warehouse 20-21-22
Stran Steel Buildings by N. H. Architects 23-32

COVER PICTURE

Standard Overall Dry Cleaning Company's New Building at Manchester.

— Photo by: The Camera Shop, Manchester

MANY PITFALLS WHEN BUILDERS TRY "TO GET AN ARCHITECT CHEAP"

"The most foolish thing a builder can do is to try to be his own designer.

"The second most foolish thing a builder can do is to offer the most important member of his planning team less than the profit he pays his plumber and his electrician. The most reckless thing he can do is to risk $15,000 or $20,000 a house on $50-a-house design."

So advises (the September) HOUSE & HOME, the professional magazine of the home building industry, in one of a series of pointers for builders who want to take the guess work out of their search for the most acceptable and most saleable designs for their 1958 models.

Warning of the many pitfalls of trying "to get an architect cheap," just because a builder expects to erect large numbers of development houses rather than custom-designed dwellings, the magazine says:

"Designing a small house is a lot harder than designing a large house, because the architect must make every inch count and make most inches do double duty.

"Designing a production house is a lot harder than designing a one-at-a-time house, because the architect must work and re-work every detail for minimum waste and maximum savings, for minimum use of on-site labor and maximum use of standard parts dimensioned to fit. The cost of every mistake the architect makes and every trick he misses will be multiplied by ten, fifty, a hundred, or whatever number of houses the builder is building.

"Designing a built-for-sale house to please thousands of unknown buyers is a lot harder than designing a custom house to please a single known client, because the architect has no chance to ask the buyer what he wants and no chance to talk the buyer into liking his design ideas and accepting their unfamiliar features."

Describing the designing of a saleable small production house is "one of the most demanding disciplines in all the practice of architecture," HOUSE & HOME rates the right architect as "the most important member of the planning team." Scoring builders who think they can obtain such valuable professional help for a pittance, it adds:

"Too many builders still think of architect fees in plan book terms of $5, $10 or $25 a unit. Plan book designs are often fine for somebody, somewhere, sometime — but the right house one year is likely to be the wrong house next. The right house for Dallas is almost sure to be wrong for Chicago. The right house for Minneapolis is no good for New Orleans.

"So plan book designs can seldom if ever be right for your site in your tract in your price class in your market. They can seldom be right for your construction economies, your labor skills, your local codes, your local preferences. And most builders make an unholy mess of plan book designs when they start changing them here and improving them there."

Nine years ago, the magazine notes, the American Institute of Architects officially recognized that designing houses for merchant builders is a new and completely different form of professional practice, closely akin to industrial design.

"Before long," it adds, "designing production models for millions of families to live in should offer architects a much more profitable practice than designing custom houses for a single family, and some of the best architectural schools are beginning to recognize the importance of this challenge and opportunity."

NOVEMBER MEETING IN DURHAM AREA ON NOVEMBER 21

President John D. Betley has named Professor George R. Thomas of the University of New Hampshire chairman of a committee to arrange for the November meeting of the chapter.

The date of the meeting has been set for Thursday, November 21, and will be held in the Durham area. Details will be announced at a later date.

AGC MEMBERS AT BOARD MEETING AT SEATTLE, WASHINGTON

Paul Harvey, President, Parker H. Rice, National Director, and Rowland Oakes, Executive Secretary of the AGC of New Hampshire and Vermont attended the Mid-year Board Meeting in Seattle, Washington of the AGC of America, September 9-11, 1957.

This was the largest board meeting in the history of AGC and more than 500 representatives of leading construction firms attended the sessions as guests of the Seattle and Mountain Pacific AGC Chapters.

Many problems facing the construction industry were closely studied by various committees at the meeting.

PRODUCERS' COUNCIL SPONSORS BOSTON SEMINAR

A curtain wall seminar, sponsored by the Boston Chapter of Producers' Council, Inc., will be held in the Empire Room of the Bradford Hotel, Boston, on Thursday, November 14. The program will start promptly at 9 A. M., and will end at 4:30 P. M.

All phases of curtain wall construction, including the application of various products will be discussed by technical representatives of national manufacturers.

Professor Walter Voss of M.I.T. will deliver the opening address. The moderator will be Oscar L. Vaughn, A.I.A.

The program was well received recently in New York City and a large attendance of architects from the New England States is expected.

LISTING PROHIBITED

Members of the American Institute of Architects have been advised that the listing of architects' names in bold face type in the classified telephone directory is directly contrary to the A. I. A. Code of Ethics.

Architects are requested to keep this in mind when they are solicited for the new directory.

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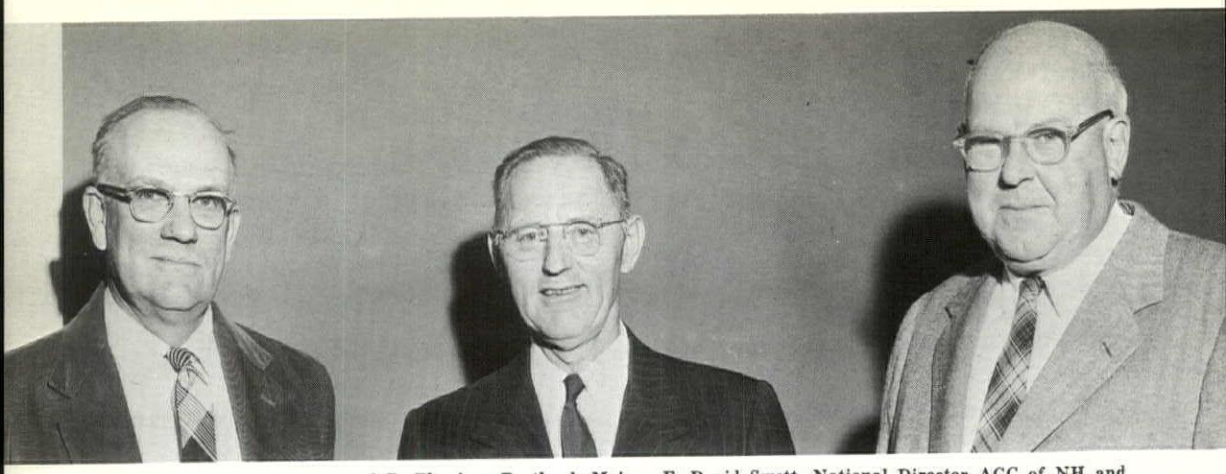
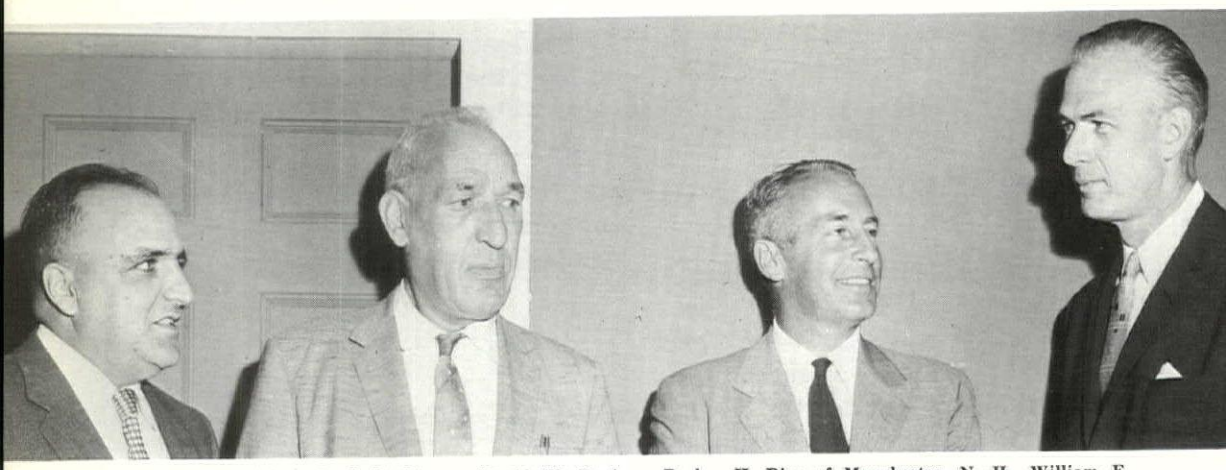
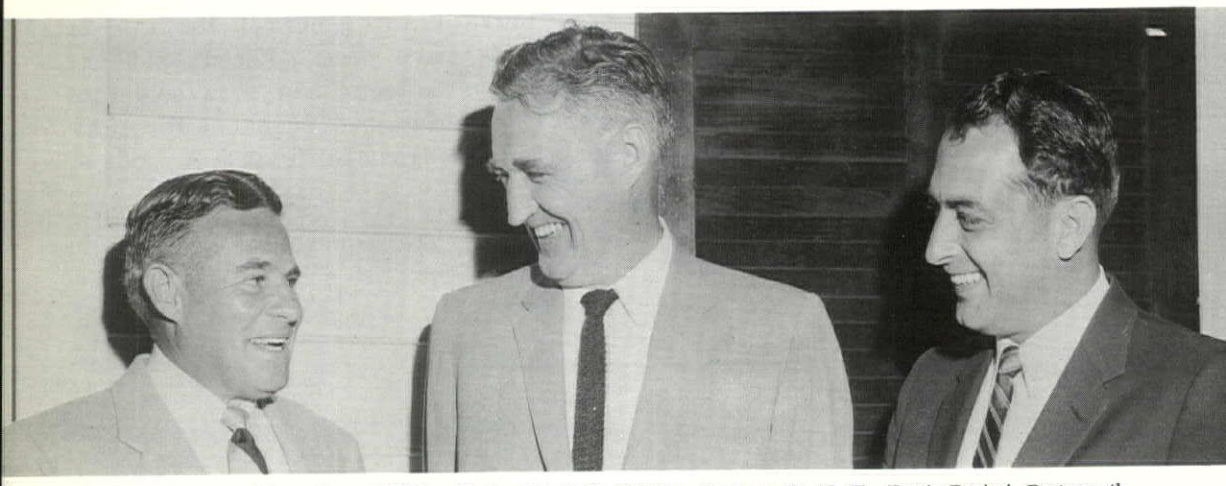


Left to right: Howard B. Fleming, Portland, Maine; E. David Swett, National Director AGC of NH and Vt.; Dale Nelson, Hanover, N. H.



Left to right: Paul H. Harvey, David W. Davison, Parker H. Rice of Manchester, N. H., William E. Dunn, AGC of America.



Left to right: General Walter E. Arnold, J. Paul Griffin, Portsmouth, N. H., Ferris Bavicci, Portsmouth, N. H.

Left to right: Earl Sawyer, Equipment Engineer; J. Harold Johnson, Assistant Commissioner; Charles Downing, Construction Engineer; Ruel Webb, Assistant Chief Engineer, N. H. Public Works and Highway Department.

Left to right: Mayor Herbert W. Rainie, Paul H. Harvey, Councilor John P. H. Chandler, William E. Dunn, AGC of America.

Over 100 members and guests of the Associated General Contractors of New Hampshire and Vermont attended the AGC Open House Meeting September 17, 1957.

The new AGC office building was opened for inspection in the afternoon from 4:00 to 6:00 P. M., followed by a social hour and banquet, at the New Hampshire Highway Hotel.

Among those visiting the office in the afternoon were Governor Lane Dwinell, Senator Styles Bridges, General Walter E. Arnold, Commanding Officer, Pease Air Force Base, Portsmouth, N. H., and Concord City Manager, Woodbury Brackett.

AGC President, Paul Harvey, presided at the banquet meeting. Councilor John P. H. Chandler, representing Governor Dwinell, congratulated the contractors on their new building. Mayor Herbert W. Raine of Concord, stated that the AGC building was a welcome addition in the continued growth of the Capitol City.

The principal speaker, William E. Dunn, Assistant Executive Director of the AGC of America, Inc., touched briefly on the accomplishments of the NH-Vt Chapter in the past seven years. Other speakers were John D. Betley, President, N. H. Chapter, A.I.A.; and W. Brooke Fleck, Architect for the AGC building.

Distinguished guests included Philip Peters, Esq., Mayland H. Morse, Esq., J. Harold Johnson, Assistant Commissioner, N. H. Public Works & Highways Department; Leo Marshall, President of the Rhode Island AGC Chapter; and Ernest Erickson, Architect, Webber & Erickson, Rutland, Vermont.

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GOVERNMENT ATTITUDE TOWARD CITY RENEWAL DUE FOR MAJOR OVERHAUL IN 1958

Signs appear on every hand that federal policies toward housing, and toward city renewal, are due for major overhaul, probably in the congressional session of 1958.

Momentarily the cities of America are the helpless victims of the drive against inflation. President Eisenhower last month wished their problem off on the governors. Nobody thinks Eisenhower liked to do this. He had come out for urban renewal himself earlier; but retrenchment in budget spending was the great drive over-running everything. The cities happened to be still in the way. The automobile industry had already received its $33 billion gift of the highway program. Nobody dreamt of slowing down FHA aid to suburban homebuilding, which had been liberalized in the expectation that it would cost the government no cash but only credit within the foreseeable future. So this new suburban building, competitive to the cities, continued to be federally supported. But the cities, with no concentrated single interest backing them, were easier to drop.

To be sure, funds for urban renewal were not simply cut off completely. Congress passed a bill, and the President

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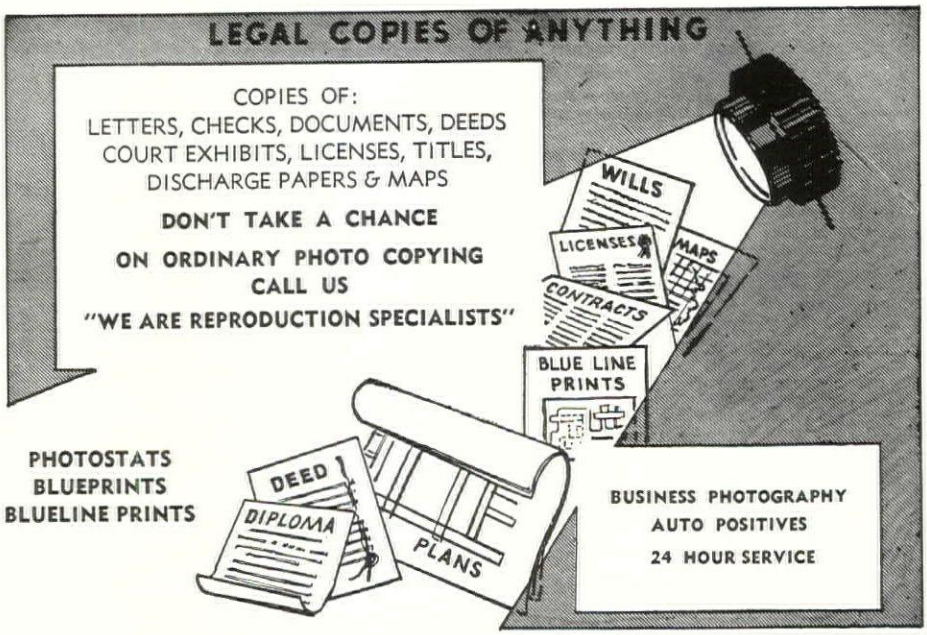

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signed it, allowing $350 millions in capital grant authorizations, to be made within the fiscal year 1957-58 and limited to that year. This was of course far from appropriating the actual money. How fast the authorized funds would be allocated or disbursed was going to be up to the administration, i. e. up to the President. And signs were many that the administration would go slow. This was the kind of bill that Congress could pass and the White House could in effect nullify if it so decided.

For that matter, there were already $900 million in "authorizations" even before the $350 million were added. Practically none of this has been spent yet, though nearly all is allocated. Apparantly only two urban renewal projects have been closed out entirely in all these years — one in Baltimore and one in Philadelphia. If he wishes, the President can delay further allocations and disbursements indefinitely.

Does this mean that the cities have been sent to the dogs? Is America resigned to letting five million families (nearly 25 million people) keep on living in slums that are growing faster than we remove them? Are 175,000 city families to be thrown into the streets by highway programs, federally aided, that tear down their homes?

Not necessarily. There are three avenues of action open. One is the speeding of existing machinery as the pressure for a more balanced living program offsets the singleminded economy drive. One is a concerted exploration of what can be done locally without federal aid. And one is the speeding of study how to overhaul the federal government's whole complicated, messed-up, and misfiring machinery for housing and urban renewal. Indeed one reason why certain Congressmen and Senators were so ready to accept the one-year limitation on URA authorization was that they confidently expected to propose a complete overhaul in the 1958 session. Representative Albert Rains (D., Ala.) just about said so.

COBE & FOSTER HOLD OPEN HOUSE FOR DEALERS

On October 10 and 11 Cobe & Foster Inc., 566 Willow Street, Manchester, held open house.

Harry Cobe, president, explained the purpose of the open house was to acquaint dealers throughout Maine, New Hampshire and Vermont with the variety of heating and refrigeration units available through them.

A number of demonstrators and factory representatives were in attendance to answer questions, assist in problems and show the innermost workings of equipment.

Door prizes, refreshments, were part of the open house which was well attended.

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Standard Overall Dry Cleaning Co., an industrial laundry, originated in Boston, Mass. in 1932. In 1933 with the opening of the New Hampshire-Vermont-Maine territory, Abraham Fishman, co-founder of the company, opened a "drop office" on South Elm Street, Manchester. The expansion of the territory continued and by 1937 it was decided to expand. Space was procured in the old Amoskeag Mills at the corner of Commercial and Middle Streets, and a complete laundry plant was set up on a single floor of the three-story building. As the years went by, two floors were used. World War II slowed down normal expansion and the volume became stagnant.

In 1945, the founder, Abraham Fishman, passed away and his son Lloyd, took over management. With the end of the war and an expanded sales program, sales jumped tremendously and shortly thereafter the third floor was put into use. As the years passed, sales continued at an unexpected rate. Every effort to modernize with labor and space-saving devices had been used by 1955 and the facilities were being utilized to a maximum. It was then decided that a new plant should be built.

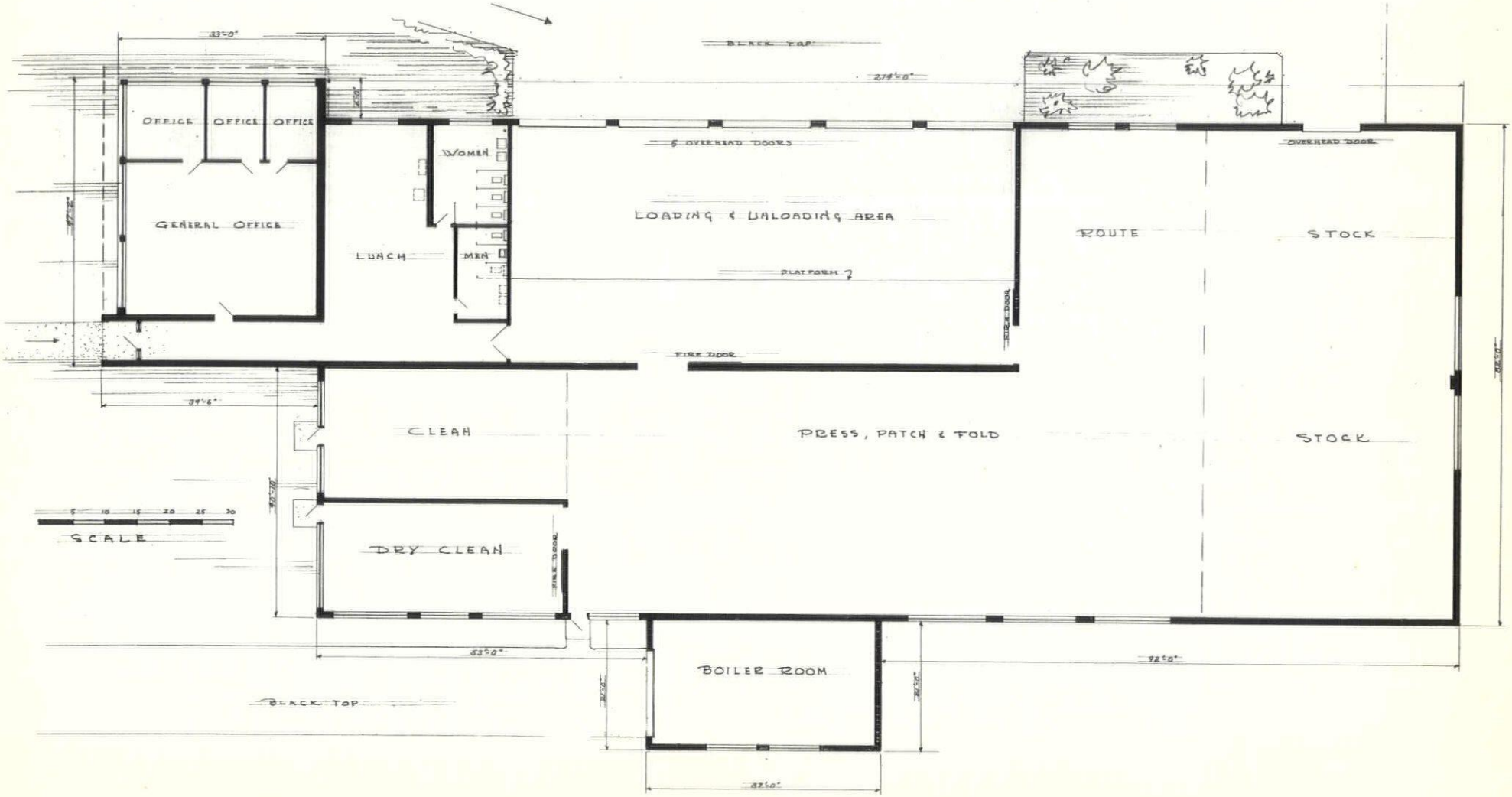
In the Fall of 1956, George Soule, associate architect in the office of Carl E. Peterson, was contacted and plans were drawn for a new building. A tract of land (70,000 sq. ft.) was purchased and the Gamache Construction Company was retained to erect the structure.

The building was occupied in August 1957. The facilities included a garage and loading dock capable of handling 10 trucks, a washroom, dry cleaning room, a large area used for processing, routing and stockroom, an office and a boiler room. It was designed for maximum efficiency in operation, the work traffic starting with the unloading of trucks (chiefly at night so the trucking area is a locked apart section). Soiled clothes are moved directly to wet wash and dry cleaning, then moved through the building to pressing, patching, sewing and folding machines. Finally the orders are packed with replacements added from storage bins at the end of the line. The assembly line ends at another entrance to the trucking area. The clean clothes are wheeled directly to trucks.

The walls of the main plant are concrete block, waterproofed. The roof construction is composed of bar joists, metal deck, insulation board and tar and gravel.

The exterior office section walls are Bestone. The interior of the office is finished with cherry panel board, acoustical tile ceiling and has an asphalt tile floor.

An interesting feature of this plant is the preheater pit. In the washing machine room a large pit below the floor contains a maze of copper tubing. The concrete pit fills with hot water from the machines; fresh water is taken in through the tubing and is warmed by the water surrounding the tubes. This device allowed a smaller boiler to be used and thus saves on fuel.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Electrical — Cartier Electric Co., Manchester.

Roofing — D. G. Houle Roofing Co., Inc., Manchester.

Steel Joists, Sash and Toilet Partitions — George J. Kehas, Manchester.

Glazing — Pittsburg Plate Glass Co., Manchester.

Acoustical Tile Ceiling — Post Products, Inc., Auburndale, Mass.

Hardware — Craftsmen, Inc., Milford.

Paving — Robie Construction Co., Manchester.

Concrete Foundation — Fournier Bros., Manchester.

Photos for Standard Overall Dry Cleaning Co., Inc.— By The Camera Shop, Manchester, N. H.

GIOTTO'S "O"

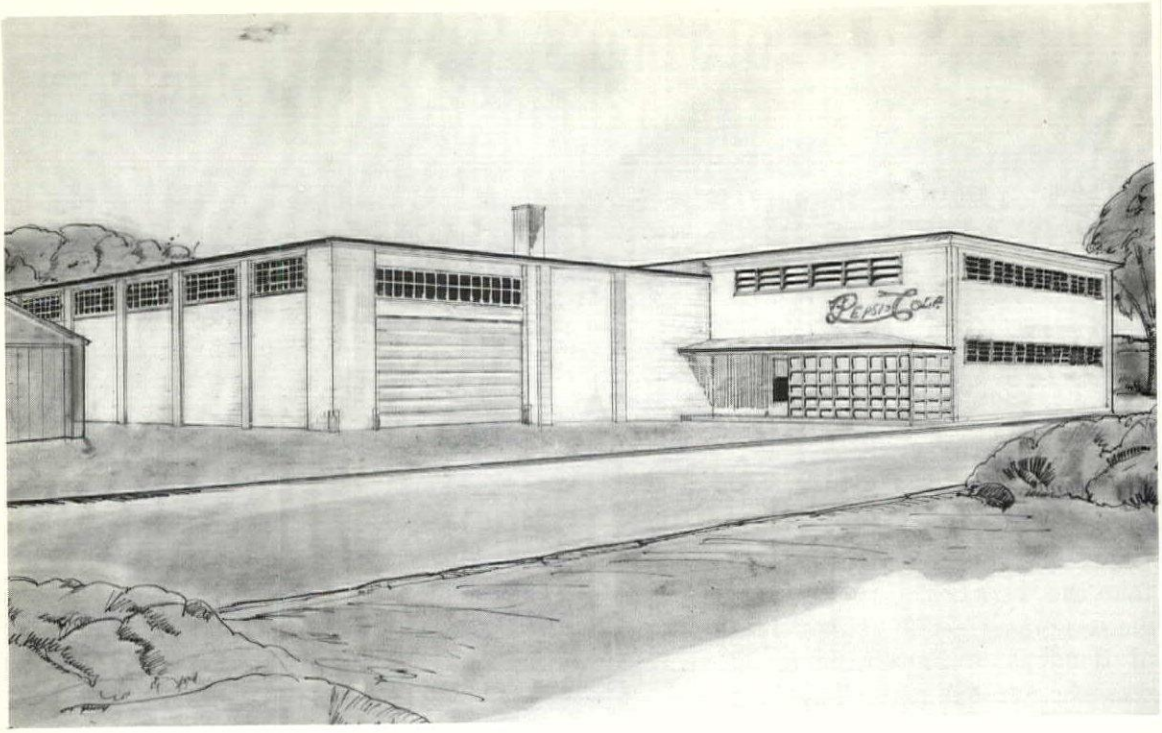
The story of Giotto and his famous "O" should be familiar to everyone whose occupation can be rated as skilled, be he butcher, baker, or cabinetmaker. It goes back several centuries to 1303, when the newly elected Pope announced his proposed plan to re-decorate the Papal palace with an elaborate profusion of fresco paintings. Emphasizing his intention to have nothing less than a superperfect job, he ordered his art experts to get together and decide whom should be commissioned to undertake the work. The experts, after a brief discussion, agreed unanimously that Giotto di Bondone, a Florentine fresco painter, was the pre-eminent choice for the job. Doubtful about the reputed qualifications of the experts' nominee, the Pope dispatched a messenger to Florence to negotiate with Giotto and procure a specimen of his work as evidence of his artistic ability.

Ambrogiotti di Bondone, familiarly known as Giotto, was an architect-painter, and is notable for being the originator of modern painting, his style being later adopted and developed in the Italian Renaissance. The square bell tower of Florence Cathedral, known as Giotto's Tower, is the best known existing example of his architectural proficiency.

The Pope's agent found Giotto busily engaged in his studio, surrounded by portrait paintings, fresco sketches and roughed-out architectural plans. After making known the object of his mission, he suggested that the artist should select something from his finished works best representative of his technique. Giotto was not noticeably impressed by the announcement of his proposed commission. "You wish something to take back to prove my skill," he said. "Wait a minute and you shall have it." He placed a blank canvas on an easel and carefully selected a brush. Dipping it in a bowl of red paint, he swirled it around and then, approaching the easel, he filled the canvas with a large, red O, done with one, continuous, free movement of the forearm. He handed the canvas to the agent who asked, "Is that all?" "That is enough and to spare," Giotto answered. "Show it to your master and tell him all the skill I have is on that canvas."

The Pope was amazed when the sample of the great artist's work was shown to him. "Why, it's nothing but a big "O," he remarked scornfully. The art experts thought otherwise. They had tested the geometric accuracy of the simple-looking specimen of their nominee's great skill. To prove the extraordinary talent of their choice, a sharp-pointed compass was stuck in the pricked center of the O and swung slowly around. The scored line followed the red brush stroke with hair-line exactness! Giotto, the first genius of art of his day, had drawn a perfect O! The Pope was convinced. He conceded the unparalleled technique of the man who drew it and Giotto got the job.

Well, that's the story. But alas, some contemptuous cynic is always ready to take the floor to contradict the veracity of every beautiful, impressionable tale we hear, and Giotto's "O" is no exception. Here's the way this legend-knocker heard the story: On learning of the Pope's request for a sample of his technique, Giotto drew an O with a piece of charcoal on a sheet of paper, just an ordinary, irregular O. He handed it to the messenger saying, "Take that back and see if His Holiness can take a hint. As well judge the skill of an architect by a single stone taken from his building as judge the talent of an artist by only one sample of his work." Now that's an altogether different story, isn't it? Most of us will prefer not to believe it. Six hundred and fifty-four years ago, this fellow Giotto drew a perfect O with one stroke of his brush and no one is going to tell us different.



WAREHOUSE FOR PEPSI-COLA BOTTLING CO.
of Manchester, N. H.

ALEXANDER J. MAJESKI, A.I.A., *Architect*

SWANBURG CONSTRUCTION CORP., Manchester, N. H., *General Contractor*

Deft use of concrete masonry units enabled the contractor to overcome two factors presented in the construction of this neat, bright warehouse for the Pepsi-Cola Bottling Co. of Manchester. Construction not to interupt plant operation and time of erection was limited to forty-five days.

Pilaster block columns have been used for a fourfold purpose: to improve the appearance of the building, to strengthen the walls, to act as vertical control joints and to support the roof girders. The columns have four reinforcing bars inside and are filled with concrete.

To insure good illumination, the warehouse area has high ribbon windows on the south and east walls, incandescent and flood lights on the inside and wall-mounted floods on the outside to light all approaches to the building.

Keyed to economy, the 112-foot long warehouse was constructed by the Swanburg Construction Co. of Manchester.

Pepsicola Building

Sub-Contractors and Material Suppliers

Electrical — A. L. Franks Co., Manchester.

Roofing — A. W. Therrien Co., Manchester.

Steel — Lyons Iron Works, Inc., Manchester

Overhead Door — Eastern Garage Door Co. Lawrence, Mass.

Blocks — Corriveau-Routhier Cement Block Co. Manchester.

Glazing — United Plate Glass Co., Manchester

Paving — Robie Construction Co., Manchester

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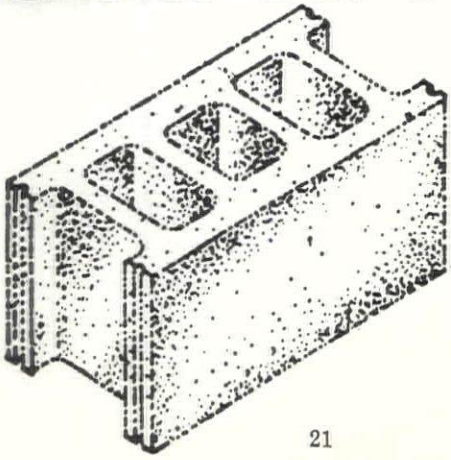

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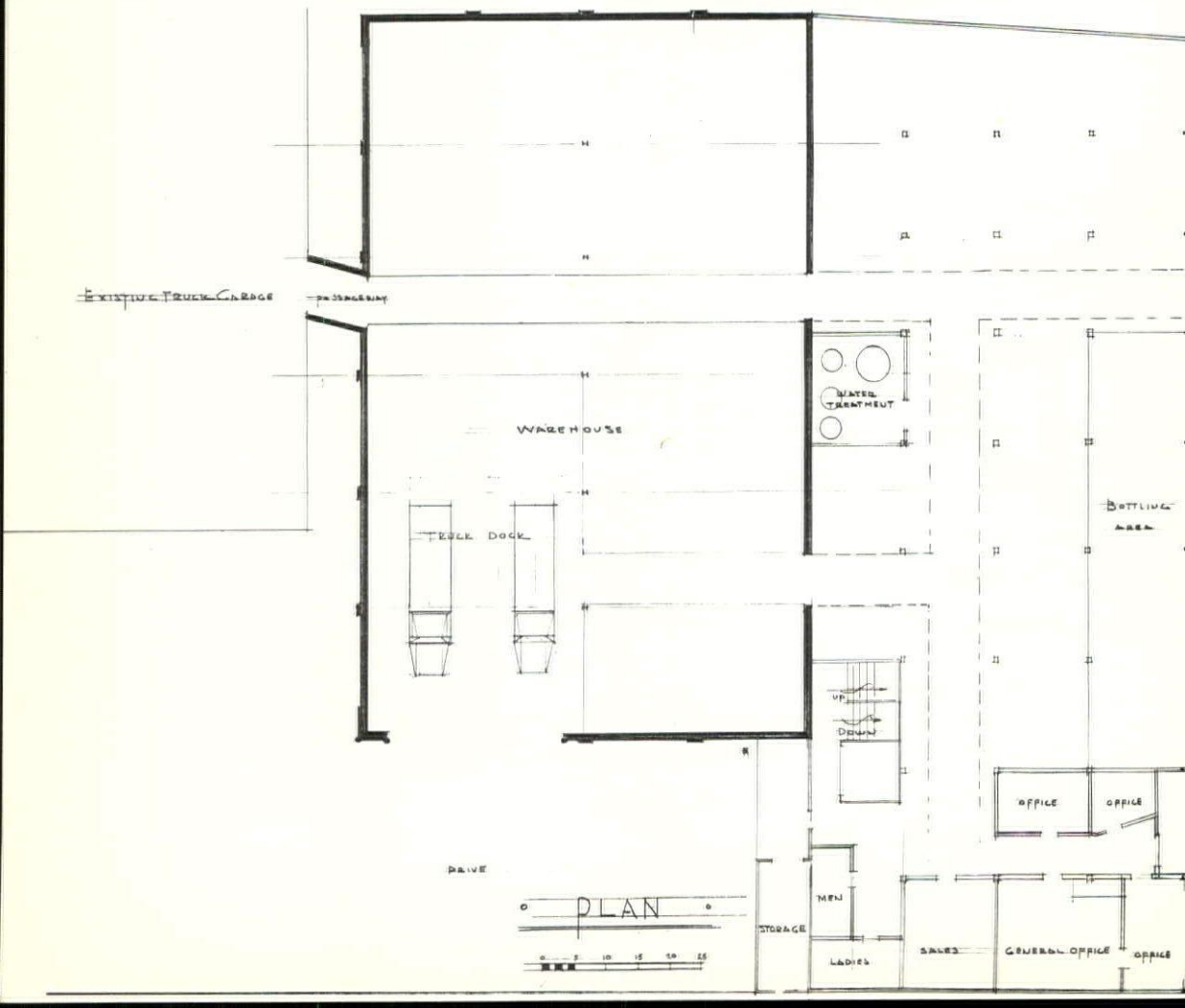

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Diversity in Usage . . .

Industrial, Recreational, Commercial and Warehousing are shown

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Concord, N. H.

SCOTT MACHINERY INC.
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Manchester, N. H.

Andrew C. Isaak, A.I.A.
Manchester, N. H.

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STATE PRODUCTS, INC.
Hooksett, N. H.

General Contractor
E. K. WHEELER & SONS, INC.
Manchester, N. H.

W. Brooke Fleck, A.I.A.
Hanover, N. H.

GOLFSIDE LANES
Hanover, N. H.

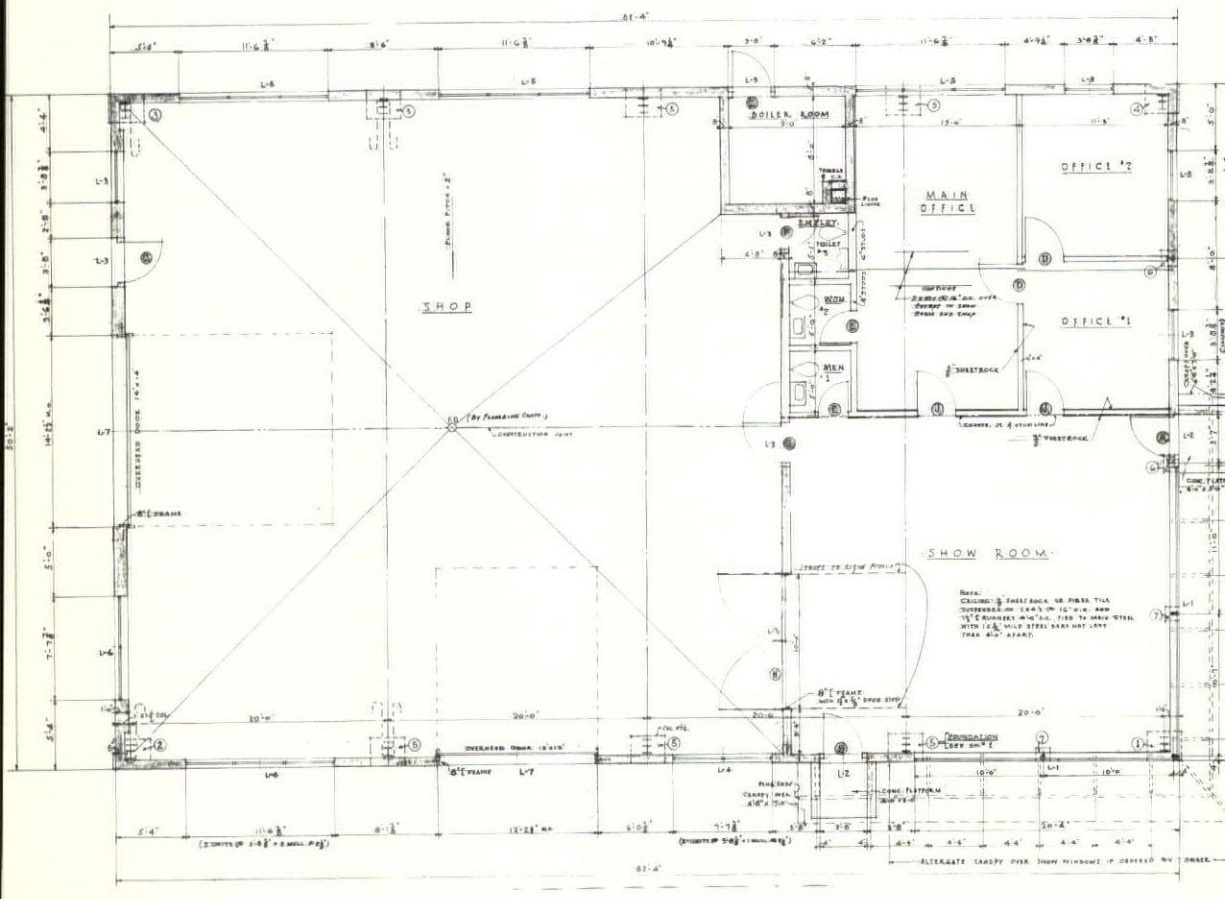
General Contractor
TRUMBULL-NELSON CO., INC.
Hanover, N. H.

Koehler & Isaak, A.I.A.
Manchester, N. H.

HENDRIX WIRE & CABLE CORP.
Milford, N. H.

General Contractor
SPRAGUE BROS., INC.
Nashua, N. H.

SCOTT MACHINERY INC.
SCOTT MACHINERY INC.
Pippin


BOILER ROOM
MAIN OFFICE
OFFICE #2
OFFICE #1
SHOP
SHOW ROOM
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TOILET
WOM
MEN
SHEETROCK
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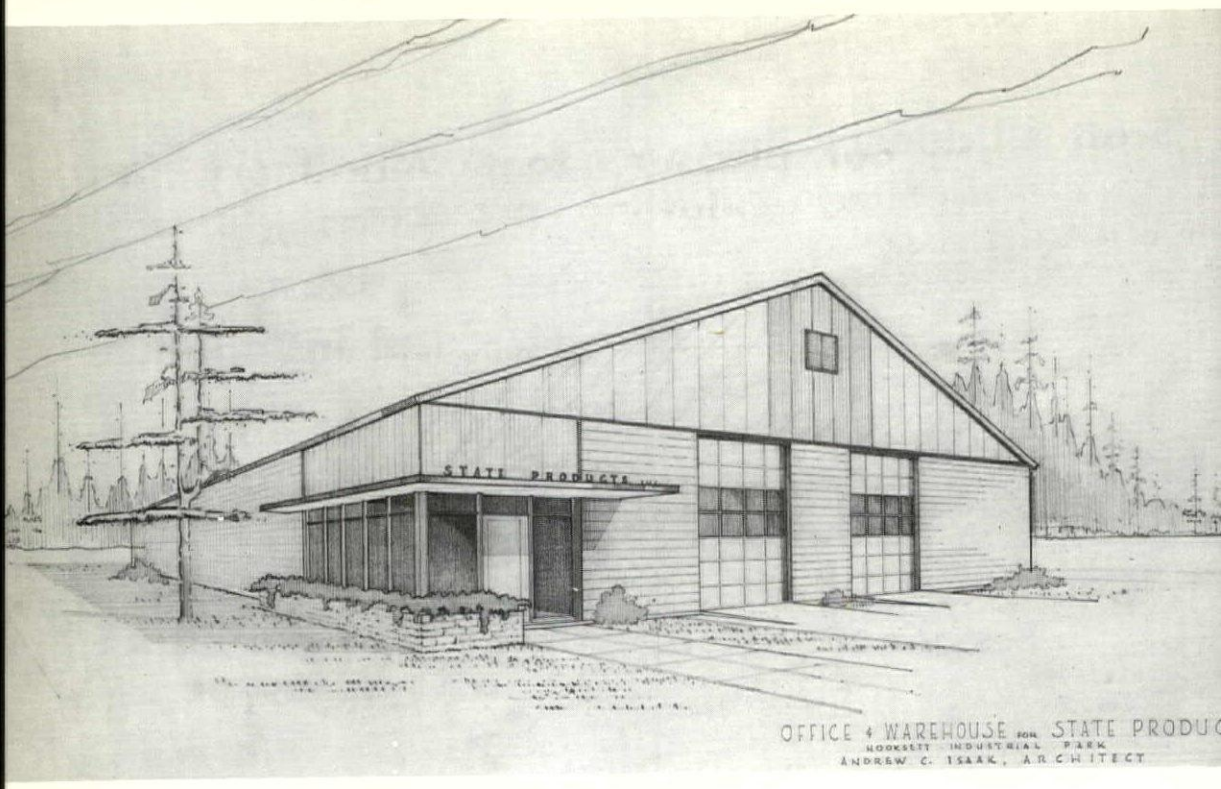
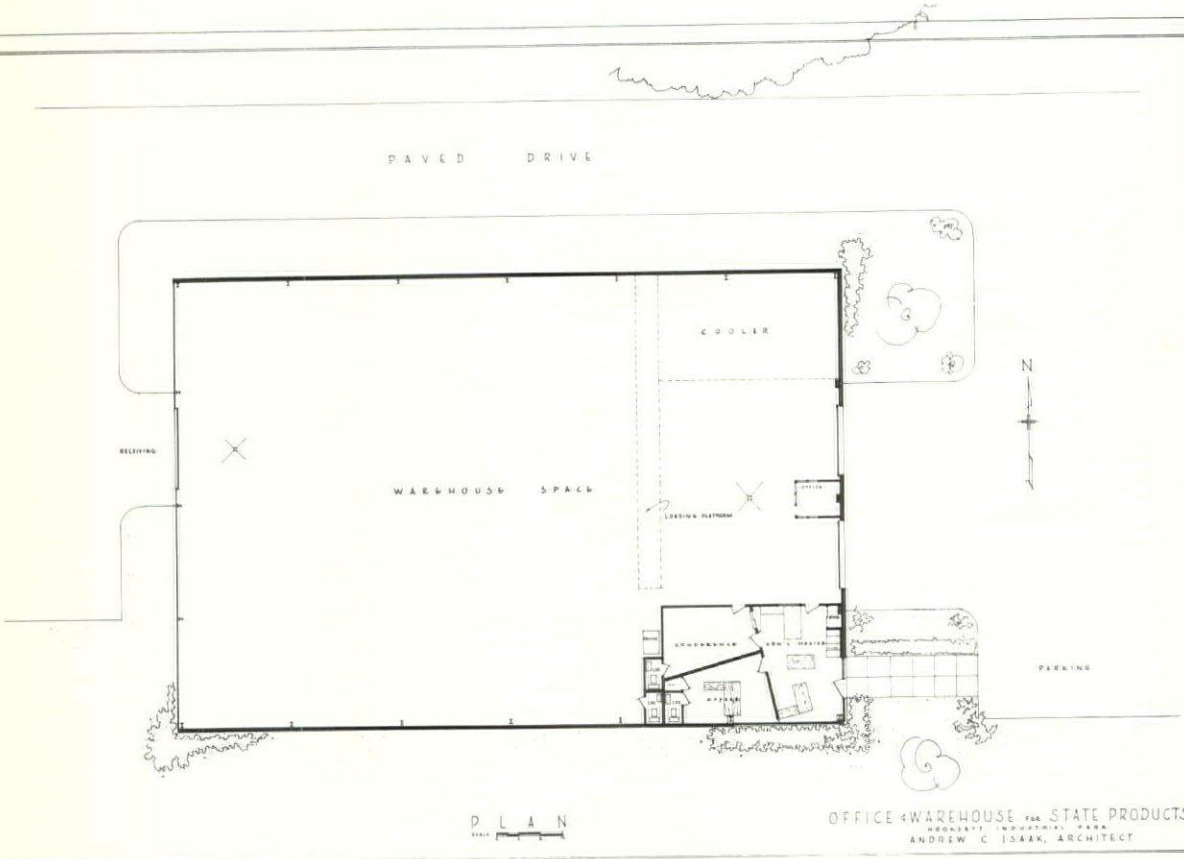

STATE PRODUCTS
OFFICE & WAREHOUSE FOR STATE PRODUC
HOOKSETT INDUSTRIAL PARK
ANDREW C. ISAAK, ARCHITECT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COOLER
RECEIVING
WAREHOUSE SPACE
LOADING PLATFORM
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LOUNGE ROOM
MEN'S TOILETS
KITCHEN
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N
PLAN
OFFICE & WAREHOUSE FOR STATE PRODUCTS
HOOKSETT INDUSTRIAL PARK
ANDREW C. ISAAK, ARCHITECT

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Andrew Isaak, A. I. A.

GOLFSIDE LANES INC. — HANOVER, N. H.
W. Brooke Fleck, A. I. A.

HENDRIX WIRE & CABLE CORP. — MILFORD, N. H.
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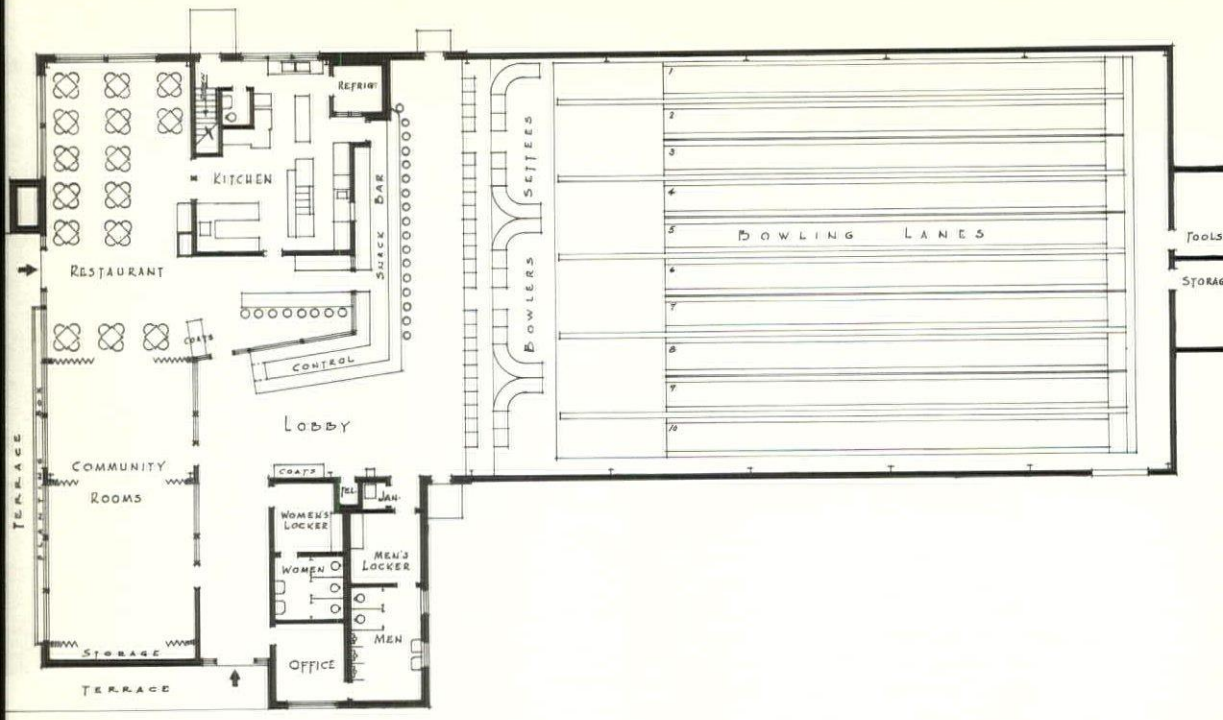

MAIN FLOOR PLAN

Hanover, N. H., being a member of the tri-town area along with Lebanon, N. H. and White River Jct., Vt., as well as the home of Dartmouth College and Mary Hitchcock Memorial Hospital, has long felt the need for a recreation center to house the activities of groups not directly connected with school or college. There also exists extremely crowded conditions at all restaurants in the area. Golfside Lanes of Hanover Inc. have undertaken to alleviate these problems by constructing a building to house 10 bowling lanes, a restaurant capable of seating 60 at tables and 25 at snack bars, and providing community rooms for various activities. A control desk centrally located commands a view directly, or through large expanses of glass, of all areas of the building. This was felt to be a very necessary part of the plan in order to have complete chaperonage of the various age groups that are expected to make use of these areas.

The restaurant can be entered directly from the road or from the main lobby of the building, and can be increased in size for large banquets by opening the folding doors which divide it from the community rooms. Access to the bowling lanes, main snack bar and community rooms is gained through an entrance close to the parking space. It is also expected that golfers from the adjacent golf course will use this entrance to the snack bar. As this building is situated more than a mile from the center of Town, paved, well-lighted parking facilities are to be provided for approximately 60 cars.

A pre-fabricated building 60′ x 160′, was chosen to enclose the major part of the area because of the speed of erection and its relatively low cost. The ell of the building is of brick and block with flat roof construction. Except for the basement, boiler room and storage room, the entire floor is a concrete slab on earth covered with vinyl asbestos tile. The ceilings throughout are sound-conditioned with a hung, fibreglass, acoustic tile.

The walls adjacent to the bowling lanes are sound-conditioned with acoustic tile cemented to gypsum sheathing. The toilet rooms are to have ceramic tile floors and flush metal partitions. Lighting is accomplished by flush fluorescent fixtures. The restaurant and community rooms will be completely air-conditioned and provision is being made for the future air-conditioning of the bowling lanes.

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Hardware — Denison, Inc., Montpelier, Vt.

Modernfold Doors & Toilet Partitions — Bader Company, Burlington, Vt.

Asphalt Tile — Bloom, South & Gurney, Boston Mass.

Refrigeration and Kitchen Equipment — H. E Humphreys, Inc., Concord.

Scott Machinery, Inc., Business Building

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Stran-Steel—Corriveau-Routhier Co., Manchester.

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Electrical — James F. McGrath, Pittsfield.

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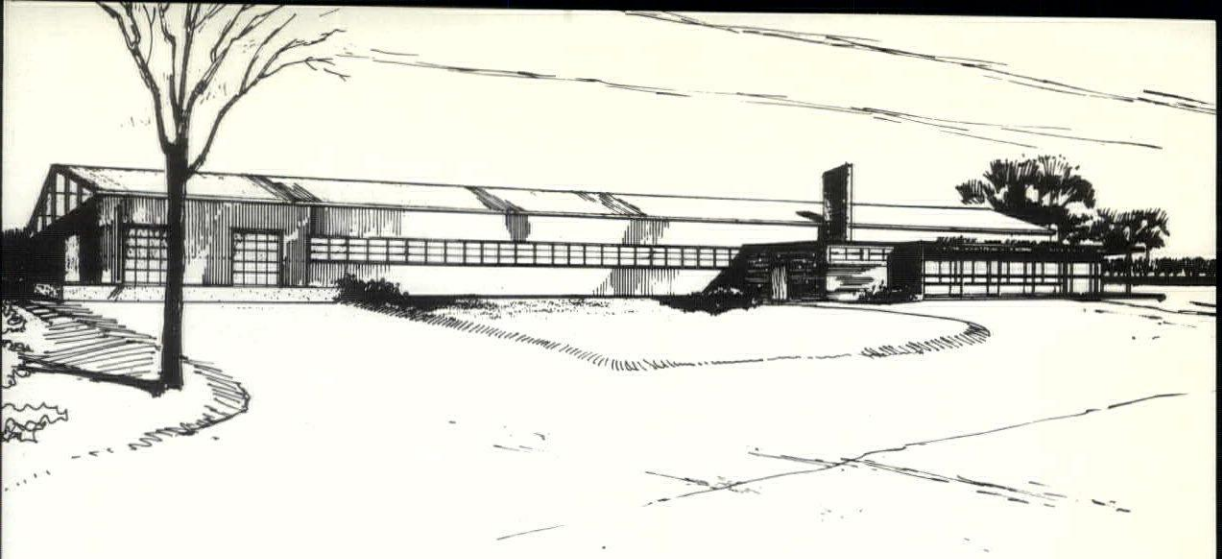
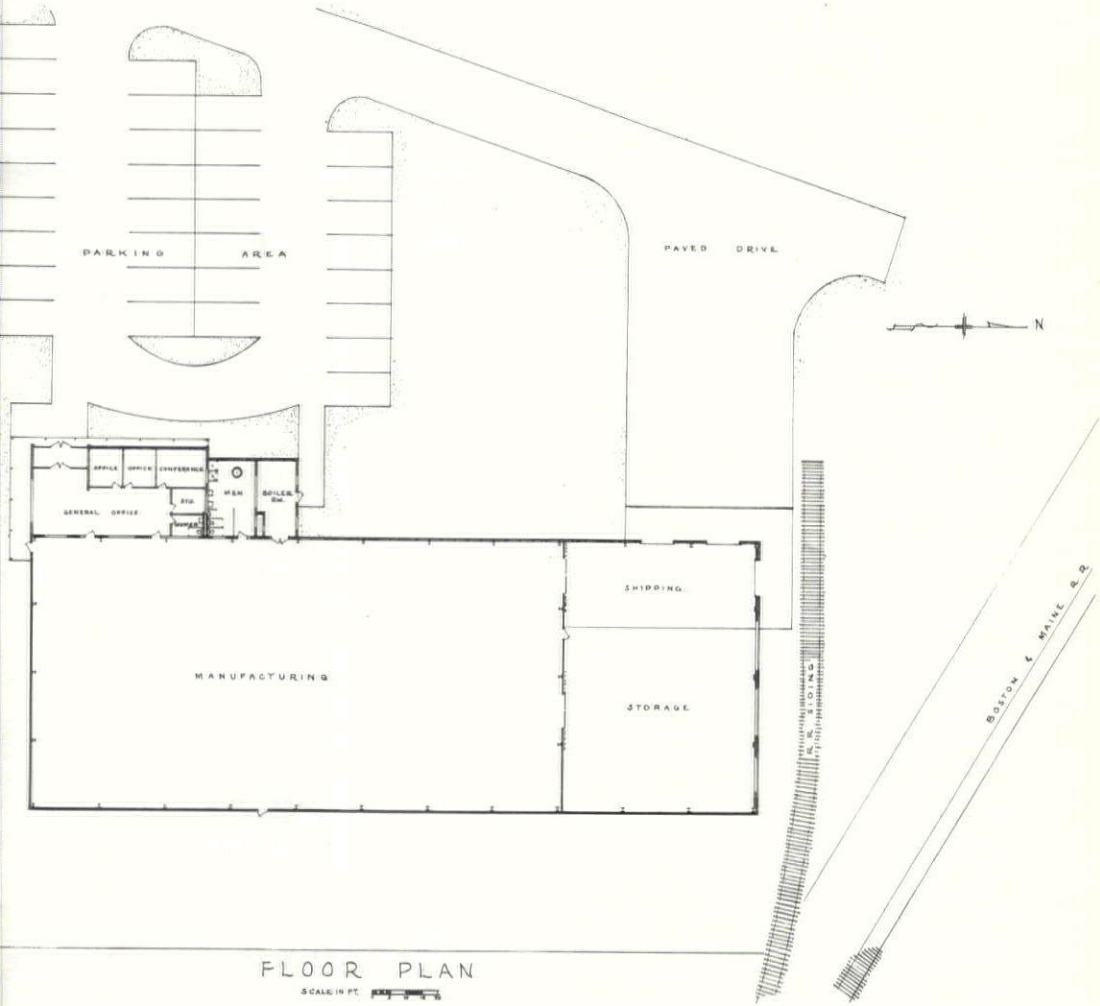


Hendrix Wire & Cable Corp., Milford, N. H.



FLOOR PLAN

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Plumbing, Heating and Ventilating — W. J. Parenteau, Manchester.

Electrical — Rowell & Miller, Hudson.

Alumni Sash — Fabricated Steel Products Co., Inc., Wollaston, Mass.

Plastering — Francis P. Connor & Son, Inc., Nashua.

Miscellaneous Iron — Lyons Iron Works, Inc., Manchester.

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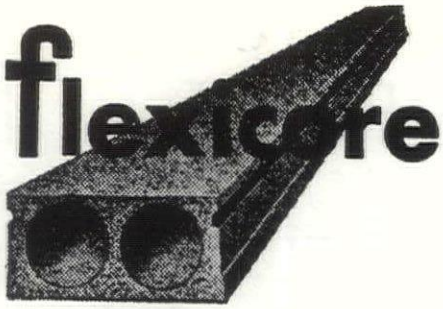

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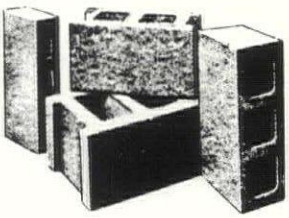

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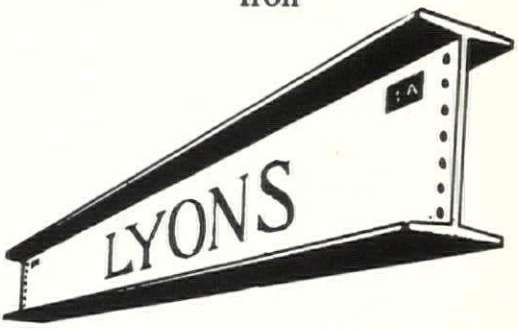

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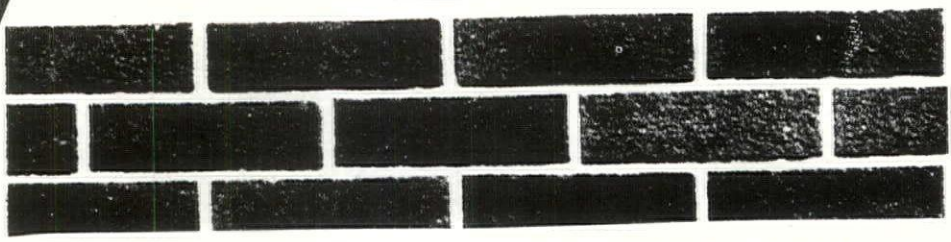

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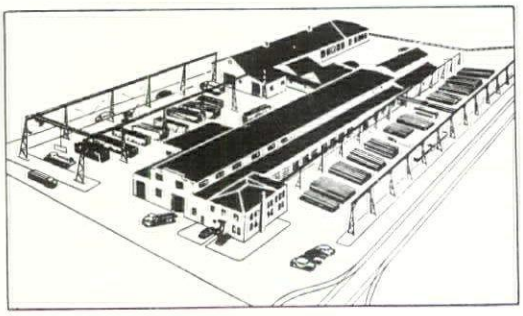

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